

CERTIFICATE OF APPROPRIATENESS

Application Date: April 22, 2016

Applicant: Ryan Gonzales and Lori Rollo, owners

Property: 504 E12th Street, Tracts 23 & 24A, Block 196, Houston Heights Subdivision. The property includes a historic 2,142 square foot, one-story wood frame single-family residence and a detached garage situated on a 7,400 square foot (74' x 100') interior.

Significance: Contributing Craftsman bungalow residence, constructed circa 1930, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition. Remove a previous addition located at the rear of the house and construct a new, 779 square foot addition at the rear of the house.

- The proposed addition will be inset 1' on the east and 1' – 5" on the west and retain the original corners of the contributing structure.
- The existing house has an overall width of 33' – 5"; after the proposed addition the house will have an overall width of 50' – 11".
- The existing house will be raised 2 blocks, the addition will match this height.
- The proposed addition will have the same eave height of 10' – 8 5/8" and ridge height of 20' - 3".

See enclosed application materials and detailed project description on p. 6-15 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. |



PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT



- Building Classification**
- Contributing
 - Non-Contributing
 - Park

INVENTORY PHOTO



CONTEXT AREA



1135 Oxford – Contributing – 1890 (across street)



1145 Oxford – Contributing – 1910 (neighbor)



1147 Oxford– Contributing – 1915 (neighbor)



521 E 12th St– Contributing – 1897 (across street)

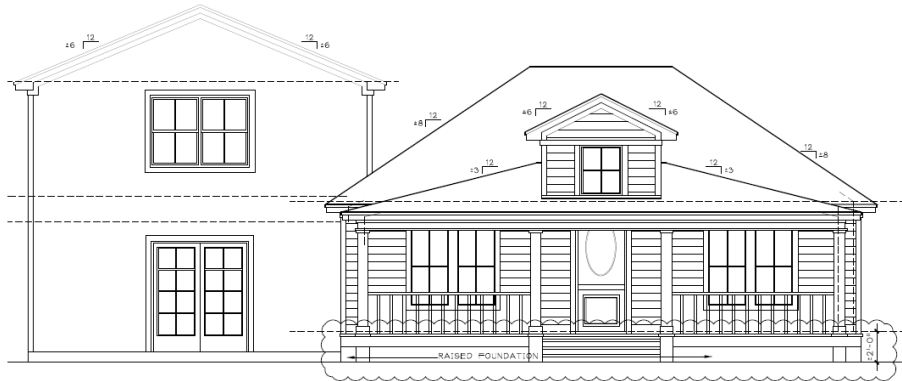


1201 Columbia– Contributing – 1900 (across street)

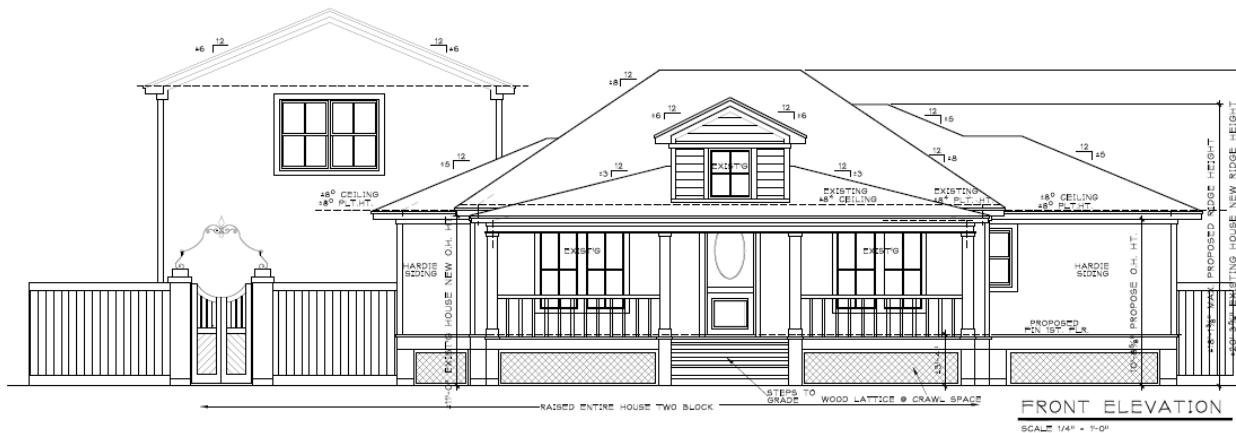


1145 Columbia– Contributing – 1900 (across street)

NORTH ELEVATION – FRONT FACING E 12TH ST
EXISTING (NOT TO SCALE)

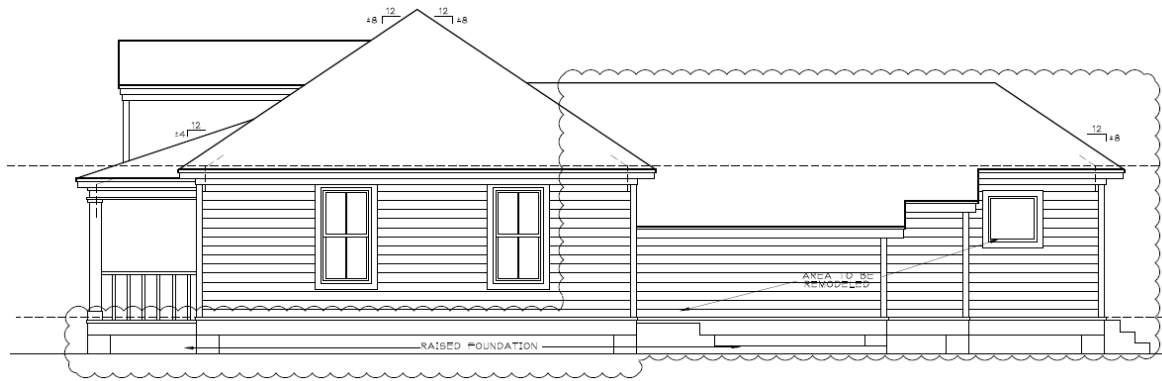


PROPOSED

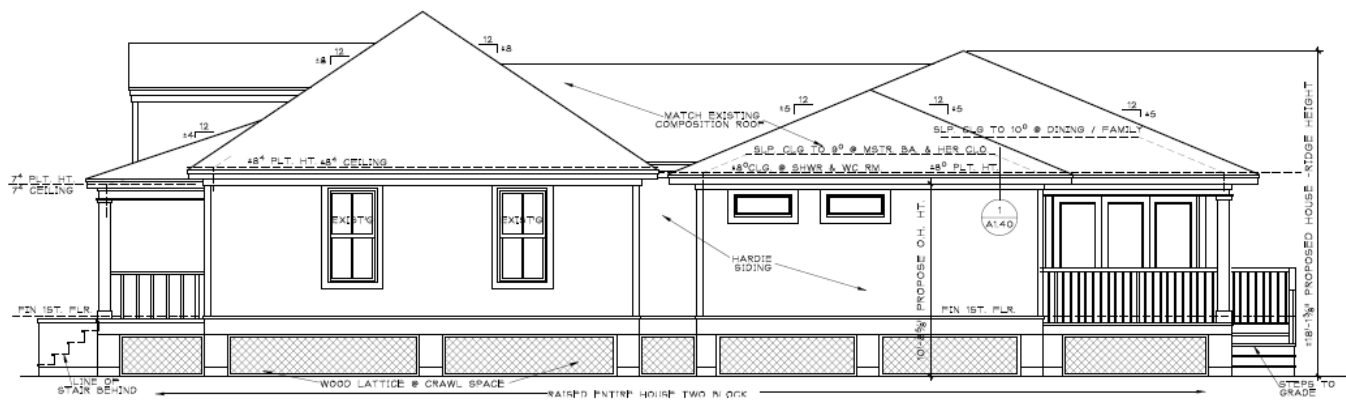


WEST SIDE ELEVATION

EXISTING

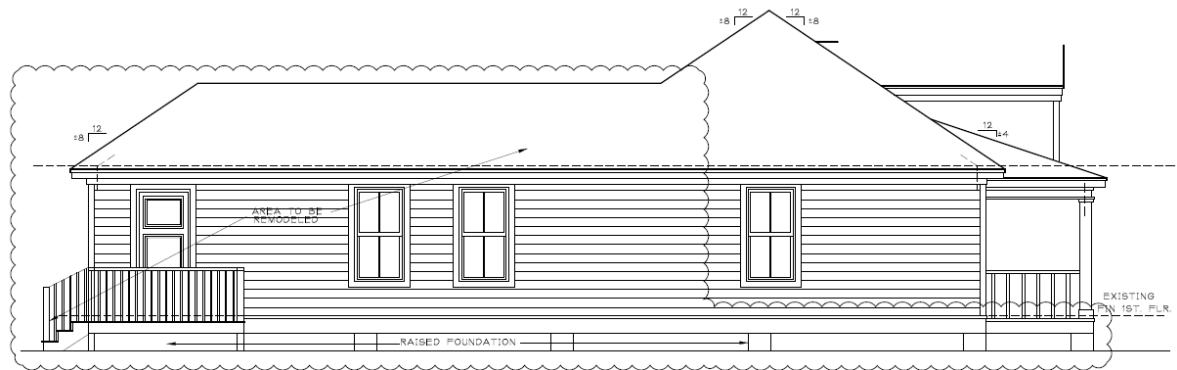


PROPOSED

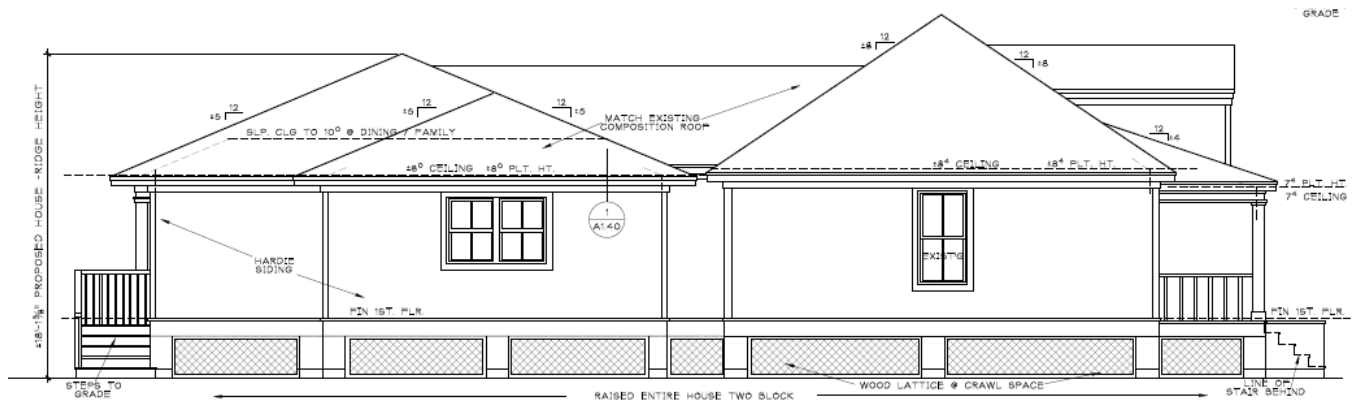


EAST SIDE ELEVATION

EXISTING

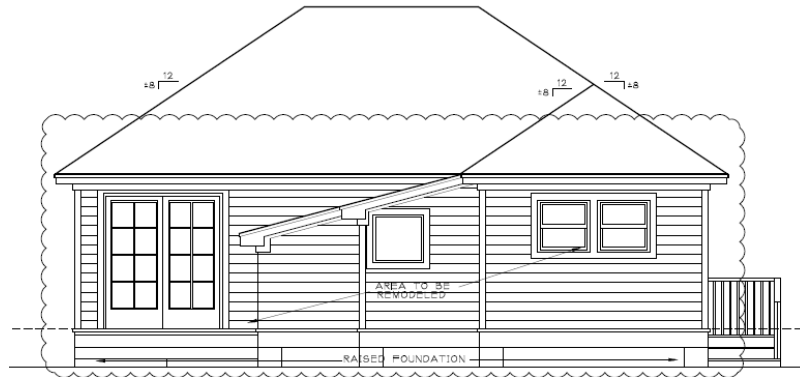


PROPOSED

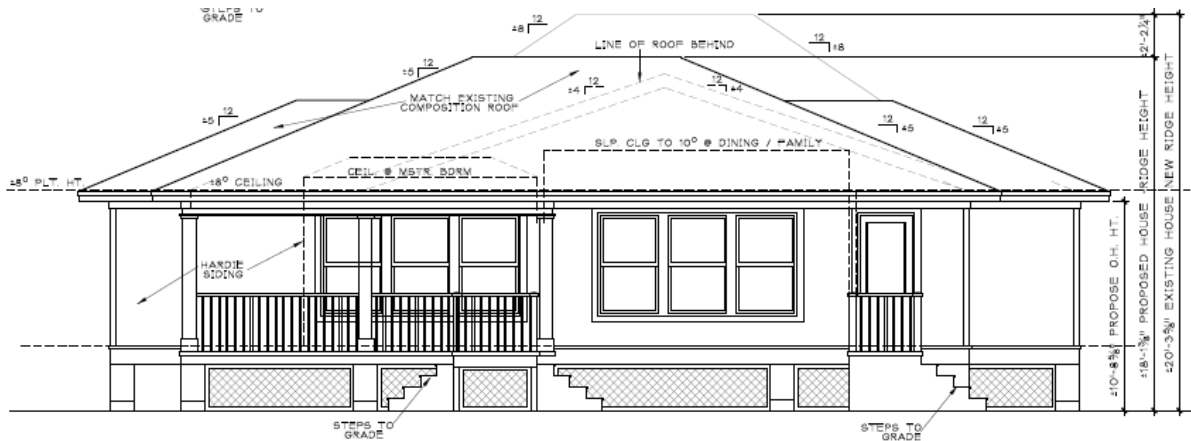


SOUTH (REAR) ELEVATION

EXISTING



PROPOSED

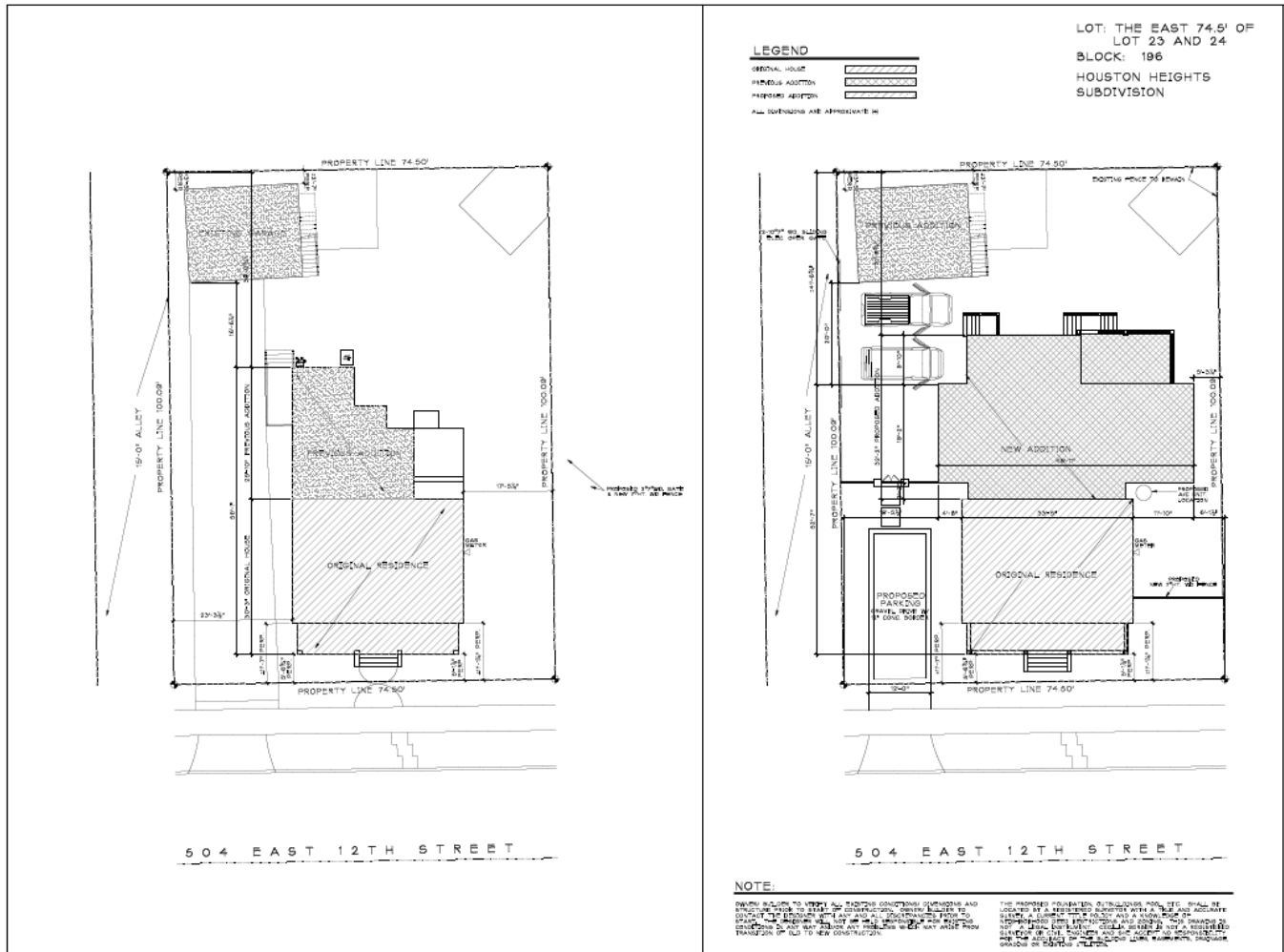


SITE PLAN



EXISTING

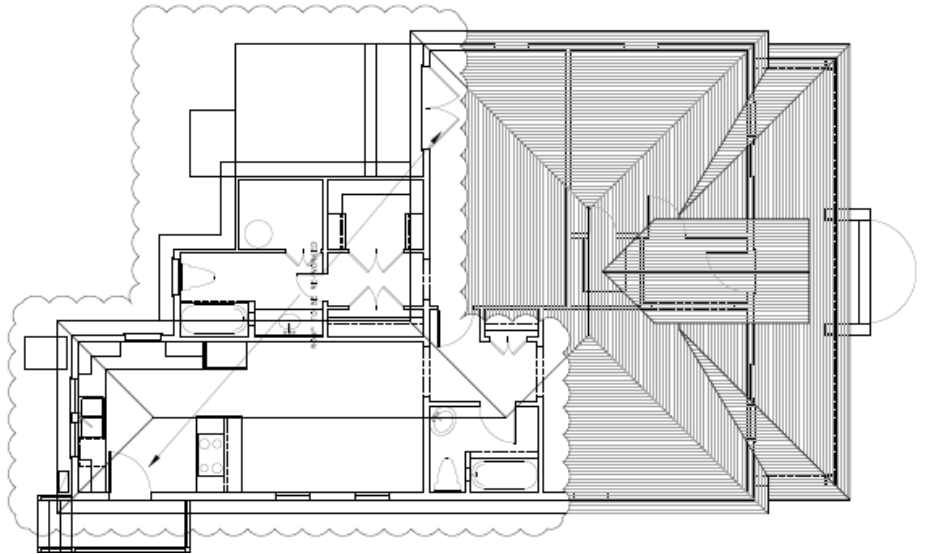
PROPOSED



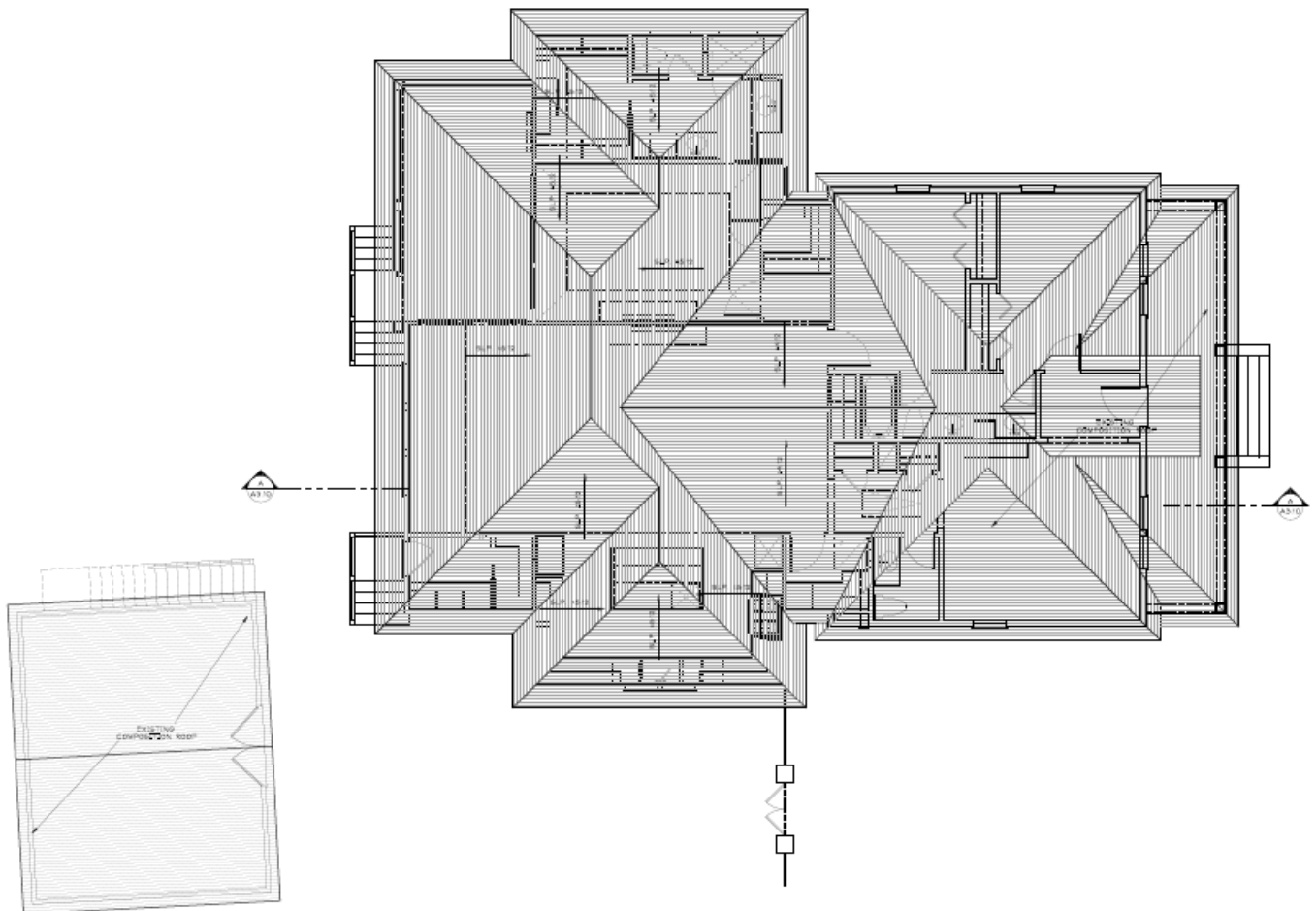


ROOF PLAN



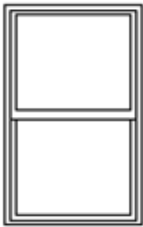
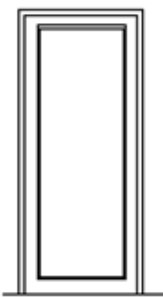
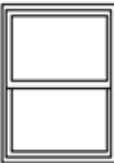
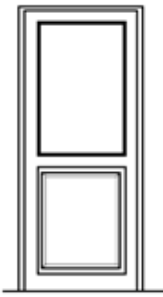
EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

DES.	DRAWING	DESCRIPTION	LOCATION	QUANTITY
(A)		2 ⁰³ ⁰ DOUBLE HUNG 1 LT. OVER 1LT	MASTER BEDRM.	1
(B)		3 ⁰¹ ⁰ FIX. GLS @ 6 ⁶ HD.HT 1 LT.	SHOWER W.C. RM.	2
(C)		3 ⁰⁵ ⁰ DOUBLE HUNG 1 LT. OVER 1LT	MASTER BEDRM. DINING /FAMILY	6
(D)		2 ⁸⁶ ⁸ - 1LT TEMP. GL.S	DINING /FAMILY	1-SLIDING 2 FIXED
(E)		2 ⁶³ ⁶ DOUBLE HUNG 1 LT. OVER 1LT	KITCHEN	2
(F)		2 ⁸⁶ ⁸ - 1/2 GLS.	MUD ENTRY	1

APPLICANT WRITTEN DESCRIPTION

Additional Materials proposed for renovation/ addition

Roof:

Remove existing 20 year composite shingles and replace with new 30 year composite shingles on existing and addition.

Siding:

Match existing house with 6" composite Hardie siding on addition

Trim:

Match existing house with same trim design on all windows and doors on addition.

PROJECT DETAILS

Shape/Mass: The existing 2,142 square foot one-story structure measures 33'-5" wide by 56'-1" deep and features an eave height of 11' - 6" and a ridge height of 20' - 3".

The proposed addition is 49' - 11" wide by 32' - 3" deep for a new overall width of 49' - 11" and a depth of 63' - 3".

Setbacks: The existing structure is setback 5' - 6 ¾" from the north; 23' - 3 ½" from the east; 17' - 5 ¼" from the west; and 38' from the south.

The proposed addition will retain the north setback and feature an 18' - 5 ½" setback from the east; 6' - 1 ½" setback from the west and 31' - 8 ¾" setback from the south.

Foundation: The existing structure has a pier and beam foundation 2'-0" from grade.

The applicant proposes to raise the house by two blocks to a new height of 3'-4". The proposed addition will have the same foundation height.

Windows/Doors: The existing structure features historic, wood 2-over-2 windows on the east, north and west elevations and a collection of wood 1-over-1 and decorative windows on the south, rear end of the structure.

The proposed addition will feature wood 1-over-1 double hung windows and fixed windows. The proposed addition also features a sliding glass door, and a half panel glass door.

Exterior Materials: The existing structure features wood siding. The proposed addition will be clad in cementitious siding.

Roof: The existing roof has an eave height of 10' - 8 5/8", a ridge height of 20' 3 5/8" and is clad in composite shingles.

The proposed addition will feature the same eave and ridge heights as the existing structure. Both the existing structure and the addition will be clad in new composite shingles.

Front Elevation: The existing north elevation features a full length porch supported by four columns, two pairs of windows and a door. A central gable rests atop the porch. The existing two story garage features a pair of doors on the first floor and a pair of windows on the second floor.

(North)

All existing features on the contributing structure's front elevation are to remain. The proposed addition will feature a 1-over-1 window on the west portion of the addition. Please see drawings for more detail.

Side Elevation: The existing west elevation features a rear hipped roof addition that will be removed. The profile of the porch is visible as well as the original west wall. There are two, 1-over-1 windows on the original wall that will be retained.

(West)

The applicant proposes to inset the addition from the rear of the original structure. This elevation will feature a pair of fixed windows and a recessed porch with full length windows and a sliding door. Please see drawings for more detail.

Side Elevation: The existing east elevation features a rear hipped roof addition that will be removed. The profile of the porch is visible as well as the original east wall. There is one, 1-over-1 window on the original wall that will be retained.

(East)

The applicant proposes to inset the addition from the rear of the original structure. This elevation will feature a pair of 1-over-1 windows. Please see drawings for more detail.

Rear Elevation: The existing rear elevation is a previous addition to the contributing structure.

(South)

This elevation is not visible from the right of way. Please see drawings for more detail.

Houston Archaeological & Historical Commission

May 19, 2016

HPO File No. 1605

ITEM B.10

504 E 12th Street

Houston Heights East
